

147.0

0004

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

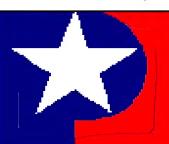
Total Card / Total Parcel
730,300 / 730,300

USE VALUE:

730,300 / 730,300

ASSESSED:

730,300 / 730,300


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		COOLIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHELTLE R BRUCE & SUSAN	
Owner 2:	
Owner 3:	

Street 1: 94 COOLIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 1661 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		5000		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	5000.000	271,000	3,300	456,000	730,300			96693
Total Card	0.115	271,000	3,300	456,000	730,300	Entered Lot Size		
Total Parcel	0.115	271,000	3,300	456,000	730,300	Total Land:		
Source:	Market Adj Cost	Total Value per SQ unit /Card: 439.67			/Parcel: 439.6	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,900	3300	5,000.	456,000	730,200	730,200	Year End Roll	12/18/2019
2019	101	FV	213,600	3300	5,000.	427,500	644,400	644,400	Year End Roll	1/3/2019
2018	101	FV	220,500	3300	5,000.	353,400	577,200	577,200	Year End Roll	12/20/2017
2017	101	FV	220,500	3300	5,000.	324,900	548,700	548,700	Year End Roll	1/3/2017
2016	101	FV	220,500	3300	5,000.	296,400	520,200	520,200	Year End	1/4/2016
2015	101	FV	208,400	3300	5,000.	290,700	502,400	502,400	Year End Roll	12/11/2014
2014	101	FV	208,400	3300	5,000.	270,200	481,900	481,900	Year End Roll	12/16/2013
2013	101	FV	208,400	3300	5,000.	257,100	468,800	468,800		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
	11976-619		4/5/1971		32,000	No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/8/2018		Inspected							CC	Chris C		
4/23/2018		MEAS&NOTICE							BS	Barbara S		
11/6/2008		Meas/Inspect							189	PATRIOT		
4/27/2000		Inspected							264	PATRIOT		
11/17/1999		Measured							272	PATRIOT		
12/1/1991									PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	Colonial			Full Bath: 2	Rating: Average			SINK IN BSMT.															
Sty Ht: 2H	2 & 1/2 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	Concrete			A 3QBth:	Rating:																		
Frame: 1	Wood			1/2 Bath:	Rating:																		
Prime Wall: 8	Brick Veneer			A HBth:	Rating:																		
Sec Wall:		%		OthrFix: 1	Rating: Fair																		
Roof Struct: 1	Gable			OTHER FEATURES																			
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1															
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C	Average			CONDOS INFORMATION				Lvl 2															
Year Blt: 1931	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:		Alt %:		Total Units:				Lower															
Jurisdct:		Fact: .		Floor:				Totals	RMs: 7	BRs: 4	Baths: 2		HB										
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	4												
Avg Ht/FL: STD				Phys Cond: AV	Average	31.	%	Additions:															
Prim Int Wall: 6	Average			Functional:				Kitchen:															
Sec Int Wall:		%		Economic:				Baths:															
Partition: T	Typical			Special:				Plumbing:															
Prim Floors: 3	Hardwood			Override:				Electric:															
Sec Floors:		%		Total:	31	%		Heating:															
Bsmnt Flr: 12	Concrete			CALC SUMMARY				General:	1	7	4												
Subfloor:				Basic \$ / SQ: 125.00				COMPARABLE SALES															
Bsmnt Gar:				Size Adj: 1.28214931				Rate	Parcel ID	Typ	Date	Sale Price											
Electric: 3	Typical			Const Adj: 1.01959801																			
Insulation: 2	Typical			Adj \$ / SQ: 163.410																			
Int vs Ext: S				Other Features: 84300																			
Heat Fuel: 2	Gas			Grade Factor: 1.00																			
Heat Type: 5	Steam			NBHD Inf: 1.00000000																			
# Heat Sys:				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 392696																			
% Com Wall:		% Sprinkled:		Depreciation: 121736					Juris. Factor:			Before Depr:	163.41										
				Depreciated Total: 270960					Special Features: 0			Val/Su Net:	113.15										
									Final Total: 271000			Val/Su SzAd:	163.15										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 147.0-0004-0007.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y		19X22	A	AV	1935	27.63	T	40	101			3,300			3,300					
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300															